

*For our neighbors in the Clemson Downs Property Owners Association—A 55+ Community*

**November 2024**

## **Our Sympathies Go To**

Our sympathies go to the family of Grace Lanham Lewis, 106 Downs Boulevard, who passed away on October 13. Grace was 102 and would have turned 103 in December. She will surely be missed.

## **Welcome New Neighbors!**

**Ann Baxa** is a new neighbor at 403 Bayberry Lane. She was born in Danville, VA and moved to Clemson in 1980 with her husband and three children. Ann has been a widow since April of 2022. Her relationship with Jesus is the driving force in her life. Ann moved to Clemson Downs after being invited by a friend. She loves to be surrounded by lots of people who are open and interesting and has found that true of Clemson Downs. Welcome, Ann!

**Melissa Lay** moved to 12 Birch Place. She's lived in the area for years and knows several people at the Downs. Melissa finds the Downs peaceful and close to her job. Welcome, Melissa!

## **Board Meeting Highlights**

- The minutes of the Board meeting from September 10, 2024, were previously approved electronically by a majority of the Board members. The approved Minutes have already been posted to the CDPOA Website. Beginning in November 2024, the Board minutes will not be posted or distributed until the following month when the Board gives final approval at its meeting.
- The new Common Properties Committee members are Joe Merck (23 Downs Loop) and Jo Abernathy (1026 Keystone Lane).
- POA members are reminded that while the Woodland Walk is now open, walkers should be cautious and stay on the path.
- The Board would like to remind POA members that the CDPOA will not offer a Community Cable TV (CCTV) package with Vyve in 2025. The current agreement with Vyve, which provides the CCTV service, will end on February 28, 2025. Subscribers are covered through that date. After February 28, 2025, the Vyve equipment used for the service (set-top boxes connected to subscribers' TV receivers) will no longer function.  
**Important Note:** This change only affects equipment connected to television receivers. Any equipment associated with Vyve's internet or telephone services will remain unaffected. Eldon will present general information about alternative service options at the Annual Meeting on December 3, 2024, to help members continue enjoying television programming after the CCTV service ends. If you have specific questions, feel free to contact him at 864-710-5224.
- The November 12 Board meeting will be held at the home of Board member, Jo Gable, 404 Downs Boulevard.

## FYI—For Your Information

### First Friday

Please plan to join us on November 1 from 4-6 pm in the lower level of the Corley Center for First Friday. Hosts this month are Mary Brown & Aggie Launer. Bring a snack to share and your own drink. If you know of any new residents, please invite them to join us. And please wear your name tag to introduce yourself to residents!

### Christmas Social

***The Christmas Social date has been moved to December 3.*** Hors d'oeuvres will be provided by the CARC Dining Services, so no residents have to hurry to get to the social after the 2:00 pm Annual Meeting on December 3. Look for more information in your email and in your flyer box.

### Bridge Update

Thank you to all who have sent in donations; they are greatly appreciated. We hope to receive more check donations. No amount is too small to feel a part of this effort to rebuild the bridge. Also, please shout out a thank you when you see maintenance contractor Ryan Smith and his team, Logan and Avery, for the intense work they have been doing to clean up storm debris along the Woodland Walk path and in a very mucky creek.

As of Oct 25, we have received the insurance payment of \$3,282.00 + \$3,125.00 in checks and \$3,385.00 from our GoFundMe site. Current total is \$9,792.00. Our goal is \$12,000. Keep in mind that we must pay transfer fees on the GoFundMe donations. **Therefore, sending in checks payable to CDPOA is preferable. Send to CDPOA, 500 Downs Loop or take them to the CARC office.** We set up the GoFundMe site primarily to accommodate younger residents in adjoining communities who use and love the Woodland Walk but do not write checks.

Regarding new bridge progress, we checked with a trail bridge building company out of Pickens. Unfortunately, their charges start at \$20,000. We will be checking with two marine dock companies next week. If any of you have experience or know someone with trail bridge or dock building experience, please contact Nancy Palisin 843-630-1825.

### Architectural Review Committee (ARC) Reminders

Your Architectural Review Committee (ARC) will **not** meet in November, as the scheduled date falls on Election Day. Any applications submitted will be voted on by the ARC via email prior to the board meeting on November 12.



If you plan to start any exterior project such as painting, construction, hardscape, door, window, or siding replacement, etc., please be sure to get your application(s) to an ARC member before that date so we can get it processed for you as soon as possible. If you aren't sure if you need an application, please call an ARC member and ask! FYI: the ARC is a sub-committee of the POA Board. We can only recommend applications. Applications will then be presented to the entire Board, which will meet November 12, for approval. Your approved application will be returned to you, and your project can begin. You can download an application form at our website at [www.cdpoa.com](http://www.cdpoa.com)—*About Us—Architectural Review—Architectural Review Application Form.*

## Telephone Directory Corrections and Additions

**Remember:** You can find the most current edition of the directory online at our website: [www.cdpoa.com](http://www.cdpoa.com). Click on Our Community—CDPOA Directory. You will need a password to access the directory—contact Anne Snider at 864-723-2878 or [sniderah@gmail.com](mailto:sniderah@gmail.com) to obtain the password. Listings that have changed or been added since the last directory was printed are highlighted in pale yellow.

If your email address or phone number changes, please contact Anne to update your contact information for both the electronic directory and the printed directory that is delivered early in 2025.

### Additions

**Ann Baxa:** 403 Bayberry Lane | 864-986-9568; [egbaxas@gmail.com](mailto:egbaxas@gmail.com)

**Melissa Lay:** 12 Birch Place | 864-364-3817; [mdmcdav@clemson.edu](mailto:mdmcdav@clemson.edu)

## Things to Remember

**The Annual Meeting will be held on December 3, 2024, at 2:00 pm in the large conference room at the Corley Center.** You will receive information about the meeting, along with a ballot and various forms to complete and return, via USPS mailing by the middle of November. At this meeting the ballots will be counted and results announced regarding the 2025 budget, candidates for the board, and bylaws changes. Each committee will have the opportunity to report on the previous year as well. **We encourage all residents to return their ballots and forms promptly** (a stamped, addressed envelope will be included in your Annual Meeting packet) and to attend the meeting. The sooner the forms are returned, the sooner we can get the information needed for printing the 2025 Telephone Directory. Thank you!

### Sign Ordinance





Clemson Downs has a sign ordinance. According to Section 4D. Enlargement Upon the Customary Interpretation of Article VIII, Section 2 of the Restrictive Covenants: *No signs, including those for the sale of any lots or homes on said lots shall be placed on any lot except as approved by the Board and in accordance with existing Board-issued policy. In addition to "For Sale" signs, political signs and those advertising a commercial business are specifically banned. House number signs, no larger than 24" in width and 18" in height, whether on the house or in the yard, are not included in this restriction. Small signs announcing security protection may be acceptable pending recommendation by the ARC and approval by the board. Revised December 2022*

Note: temporary signs directing visitors to estate sales and sales by the Clemson Downs Volunteers are allowed but must be taken down as soon as the sale is completed.

### Gazebo Garden House

The Garden House at the Gazebo will be closed for the season on November 4. But the Gazebo is still available for gatherings. If you wish to reserve the Gazebo for an event, contact Gary Newkirk.

# November 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					<b>1</b> CPC Mtg. 11 am Corley Ctr. <hr style="width: 50%; margin: 5px auto;"/> First Friday 4-6 pm Corley Ctr.	<b>2</b>
<b>3</b>	<b>4</b>	<b>5</b> No ARC Meeting  	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>
<b>10</b>		<b>12</b> CDPOA Board Mtg. 2 pm	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>
<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>  	<b>29</b>	<b>30</b>

<b>October 2024</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> <tr> <td></td><td></td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td> </tr> <tr> <td>6</td><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td> </tr> <tr> <td>13</td><td>14</td><td>15</td><td>16</td><td>17</td><td>18</td><td>19</td> </tr> <tr> <td>20</td><td>21</td><td>22</td><td>23</td><td>24</td><td>25</td><td>26</td> </tr> <tr> <td>27</td><td>28</td><td>29</td><td>30</td><td>31</td><td></td><td></td> </tr> </table>	S	M	T	W	T	F	S			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31			<b>Notes:</b> <b>December 3 is a special day at Clemson Downs POA!</b> The Annual Meeting is 2 pm in the Corley Center. The Christmas Social is on the evening of December 3. Details and a menu are coming soon. Look for a flyer and an email!	<b>December 2024</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <th>S</th><th>M</th><th>T</th><th>W</th><th>T</th><th>F</th><th>S</th> </tr> <tr> <td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td> </tr> <tr> <td>8</td><td>9</td><td>10</td><td>11</td><td>12</td><td>13</td><td>14</td> </tr> <tr> <td>15</td><td>16</td><td>17</td><td>18</td><td>19</td><td>20</td><td>21</td> </tr> <tr> <td>22</td><td>23</td><td>24</td><td>25</td><td>26</td><td>27</td><td>28</td> </tr> <tr> <td>29</td><td>30</td><td>31</td><td></td><td></td><td></td><td></td> </tr> </table>	S	M	T	W	T	F	S	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31				
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